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WARRANTY DEED

FSD ASSOCIATES, INC, a Corporation organized and existing under the laws of the State of Maine and having a place of business at c/o ERA Dirigo, 237 Main Street, Waterville in the County of Kennebec and State of Maine, for consideration paid, grant to SHIRLEY PERKINS and BARBARA MAYO, Co-Trustees of the J. C. COLE TRUST established under the laws of the Commonwealth of Massachusetts (c/o Allan Forstrum, 222 Cabot Street, Beverly, MA, 01915), with warranty covenants, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

THE UNIT known as Unit 12 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017, as supplemented by the plat filed in Plan File #E-88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said registry in Book 3207, Page 112 and by Amendment dated April 19, 1988 and recorded in said Registry in Book 3334, Page 262 and the same are incorporated by reference herein. The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020 as supplemented in #E-88072, #E-88073, #E-88074 and #E-88075.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

In Witness whereof, the said FSD ASSOCIATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by ROBERT NARDI, its PRESIDENT thereunto duly authorized, this day of the month of , 1988.

WITNESS:  
*Diana E. O'Brien*

FSD ASSOCIATES, INC.  
(Corporate Name)  
By *Robert Nardi*  
Robert Nardi  
Its President



STATE OF MAINE  
COUNTY OF KENNEBEC



Personally appeared the above named ROBERT NARDI, PRESIDENT of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me, *Diana E. O'Brien*  
Notary Public  
(Printed Name:)

My Commission expires: \_\_\_\_\_  
I am a Notary Public  
My Commission Expires  
3/24/92  
Notary Public

RECEIVED KENNEBEC SS.  
1988 MAY 31 AM 9:00  
ATTEST: *Barbara A. Perkins*  
REGISTER OF DEEDS